



# 202-9939 THIRD STREET

Sidney





FOR SALE



**202-9939 Third Street**  
**Sidney**

SUMMARY OVERVIEW



LISTING PRICE:	\$2,595,000
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LIVING AREA:	2,772 sq. ft.
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BED:	2
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BATH:	4
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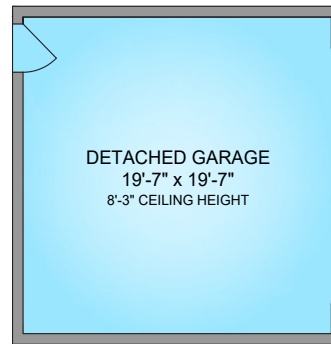
Amazing opportunity for waterfront living! Built by award-winning Tidman Construction, this luxury condo at Blue Heron Place has 2 bedrooms and 2.5 bathrooms over 2200 sqft of living space. The spacious kitchen has granite countertops, stainless steel appliances, a 6-burner gas stove, and large walk-in pantry. It opens to the large dining and living room with gas fireplace. Plenty of windows let in lots of natural light and allow you to enjoy the stunning views of the ocean, mountains, and Port Sidney Marina from this open concept living space. Smell the ocean air as you step out of the living room onto a private patio with glass panels. The large primary bedroom has a walk-in-closet, private patio perfect for morning coffee, and a 5 piece en-suite with a soaker tub. Additional highlights include a private entry, elevator access, radiant in-floor heating throughout and a separate carriage house above the private double garage perfect for guest accommodation and a home office. Only steps to restaurants, shopping and the Sidney boardwalk, your oceanside living awaits!



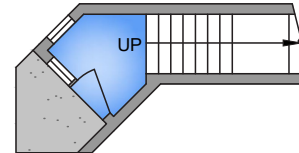
# Property Floorplan

Main Floor	2,225 sq. ft.
Lower Floor	81 sq. ft.
Studio	466 sq. ft.
<b>TOTAL AREA</b>	<b>2,772 sq. ft.</b>

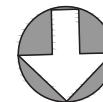
Patio	236 sq. ft.
Garage	414 sq. ft.



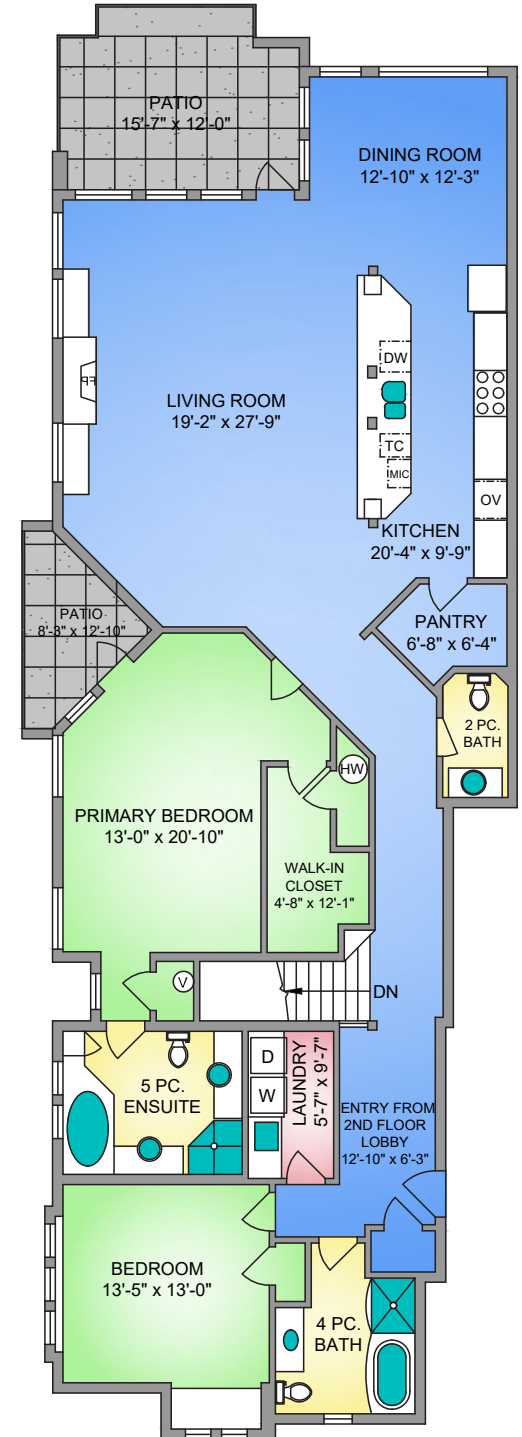
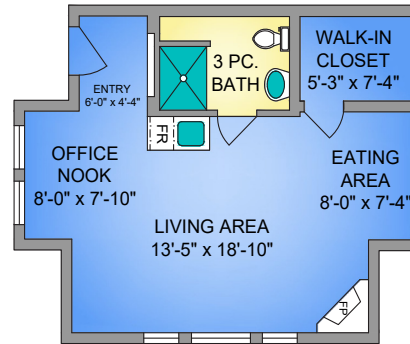
FIRST ENTRY  
6'-0" x 3'-4"



NORTH



0' 5' 10'  
SCALE



\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS





# Property Photos

EXTERIOR







# Property Photos

INTERIOR







# Property Photos

INTERIOR







Property  
Photos

STUDIO

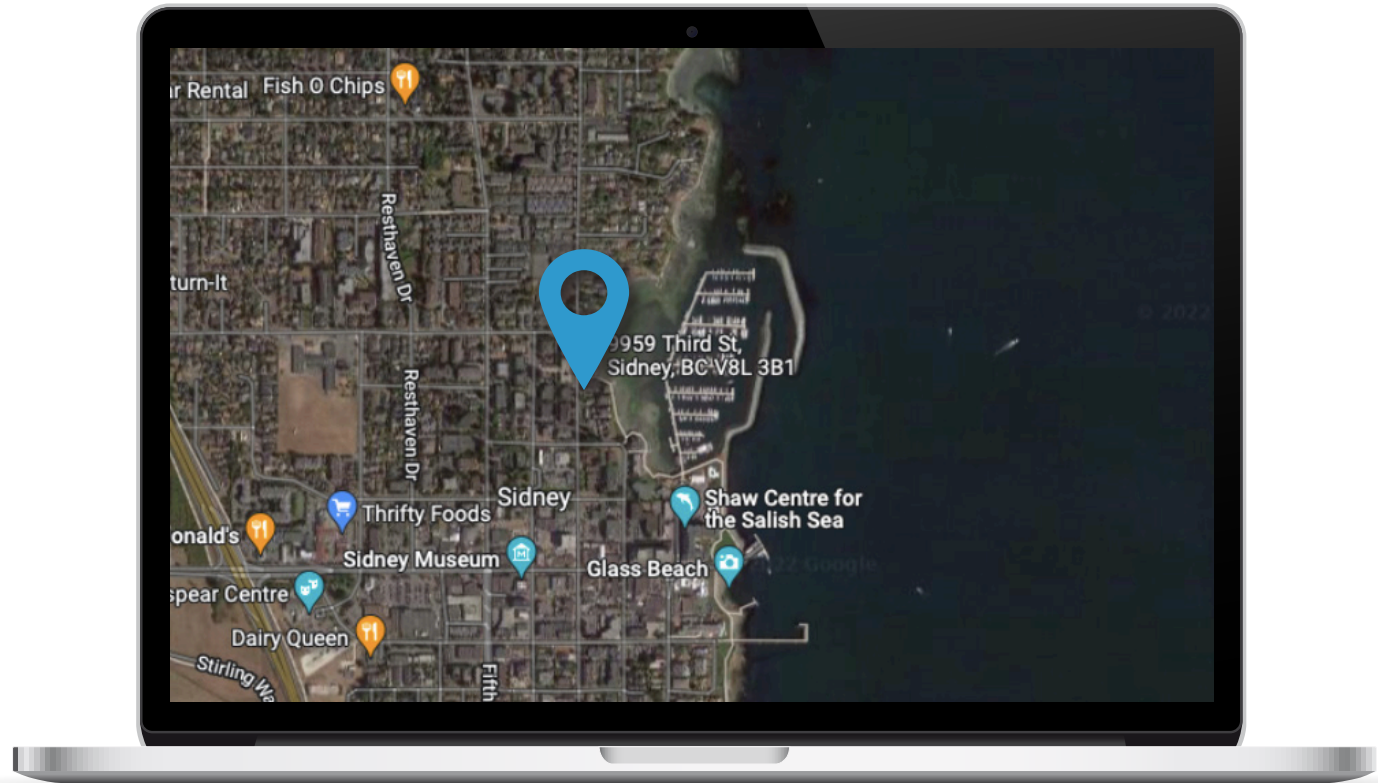






## Location

(GIS) MAPPING







 **CHACE  
WHITSON**  
REAL ESTATE GROUP

  
**Macdonald  
Realty**





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